

READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
July 27, 2020

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

CHAIR MONACO ANNOUNCED THAT IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC.

ROLL CALL

Board Members in Attendance:

Allen, J.
Cook, J.
Duffy, E.
Filler, C.
Heller, J.
John, C
Mueller, A.
Monaco, R.
Rohrbach, T

Board Members Absent

Albanese, J.

Others Present

Board Attorney Jonathan Drill, Esq., Board Planner Andrea Malcolm, Board Engineer Rob O'Brien, Construction Official Angela DeVoe and Board Secretary Ann Marie Lehberger

MINUTES

Mr. Heller moved, and Mr. Mueller seconded a motion to approve the July 13, 2020 minutes. The motion carried unanimously.

OTHER BUSINESS

Capital Improvement Project Courtesy Review

Block 74 Lot 4 -124 Rockafellows Mill Road

It was noted that Mr. Heller was recused from this application and was placed in the waiting room.

Township Attorney Sharon Dragan was present on behalf of the Township. Ms. Dragan explained that they were requesting a courtesy review of a capital improvement project that is exempt from subdivision, site plan or variance approval per Ordinance Section 148-120.1. Ms. Dragan explained that the Township purchased the 105-acre piece of property in June of this year. She noted that the Township proposes to divide the property into two lots, 1 lot for permanent farmland preservation and the second lot for open space.

Rob O'Brien, Township Engineer was present and explained that one lot will be 49.6 acres in size and that will be open space. The second lot will be 54.39 acres in size and will be a farm lot. Mr. O'Brien further explained that the open space portion of the property is wooded and is adjacent to the state wildlife management area. He noted that the exact lot numbers will be finalized by the tax assessor. Mr. O'Brien confirmed that there was an existing trail head and parking area on the property for the open space.

Chair Monaco opened the public portion of the meeting. There were no questions or comments.

Ms. Duffy moved, and Ms. Filler seconded, a motion to recommend the capital improvement project, finding it not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese						X		
Allen			X					
Cook			X					
Filler		X	X					
Heller								X
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach								

It was noted that Ms. Rohrbach was present but not audible.

Mr. Heller returned to the meeting.

PUBLIC HEARING

READINGTON BREWERY LLC

Block 76 Lot 5- 937 Route 202

Appl#PB19-010- Preliminary & Final Site Plan

Attorney Steven Gruenberg was present on behalf of the applicant.

The following individuals were present and previously sworn in for the applicant:

Dan Aron, Co-Owner of Readington Brewery LLC

Paul Fox, PE, the applicant's engineer

Construction Official Angela DeVoe, Board Engineer Rob O'Brien and Board Planner Andrea Malcolm were also previously sworn.

Mr. Gruenberg explained that since the last hearing on July 13, 2020, the applicant has revised the architectural plans to include the sprinkler system that will be installed as noted in the memo from the construction official. The site plans have also been revised to

show the utility line for the water to serve the sprinkler system. Mr. Gruenberg also noted that they will revise the plans to include a sidewalk to the rear patio area.

Chair Monaco also questioned the air conditioning units that would be used in the building.

Angela DeVoe, Construction Official confirmed that there would be 3 small split system units installed on the Route 202 side of the building that will be used for ventilation purposes. She noted that they are small units that can be easily screened with landscaping.

It was also noted that the small patio area shown on the plans to be used as a staging area for brewery tours may not be installed immediately. The Board determined that if the patio is constructed that additional sidewalk would also be installed.

Ms. DeVoe questioned if they are running a water main from Route 202, would they also be installing a well.

Paul Fox, the applicant's engineer, explained that the well would still be included for drinking water and irrigation of the farm.

Ms. DeVoe noted that NJ American Water may require a hot box. The Board agreed to grant a variance to allow for a hotbox if needed located as determined by the water company with the condition that it would be screened.

Board Engineer Rob O'Brien noted that the size of the water service line should also be noted on the plan. Mr. O'Brien questioned if this line would be used only for the sprinkler system or also potable water.

Dan Aron, Co-owner of Readington Brewery LLC, noted that it would be used for the sprinkler system only.

Chair Monaco opened the public portion of the meeting for questions.

Tom D'Ovidio of 41 Anderson Road was present and questioned if the proposed well would affect any of the existing wells on the surrounding properties. Mr. Fox noted that he does not expect there to be any affects to the neighboring property owners. Mr. D'Ovidio also expressed concern about the odor. It was noted that it is a very small-scale operation and there would be no odor. Mr. D'Ovidio also questioned the amount of water that would be used from the well. Mr. Aron noted that they expect to use only about 600 gallons of water per week from the well for the brewery operation.

Hatem Sabaawy of 45 Anderson Road was present and expressed concern about the change in the rural character of the neighborhood as a result of the proposal and questioned if a reduction in taxes for the surrounding homeowners would be considered. Mr. Sabaawy also expressed concern about odor, noise and environmental impacts. Chair Monaco noted that the Board cannot address questions regarding taxes. Mr. Gruenberg explained that the proposal is for a low intensity facility and noted that the applicant is required to meet several conditions to be considered as a permitted use. Mr. Gruenberg also confirmed that

the property was a commercial farm and was farmland assessed. Mr. Sabaawy also questioned if there were regulations for any special events at the brewery. Mr. Gruenberg confirmed that there are specific regulations regarding special events.

Terry DiVite of 42 Anderson Road expressed concern about light spillage from the proposal onto her property and the surrounding neighborhood. She also expressed concern about the open space portion of land. It was noted that the open space area would remain as is. Mr. Fox explained that LED lights would be used in the parking lot that would be downward facing and confirmed that there would not be any light spillage outside of the parking area. Ms. DiVite also questioned the hours of operation. Mr. Aron noted that they are required to close at 10 pm. Ms. DiVite asked if any additional trees plantings would be planted along the perimeter. Mr. Fox noted that there was already an existing buffer and that additional plantings would be installed around the brewery building.

Chair Monaco opened the public portion of the meeting for comments.

Edward Haggan of 316 Van Nest Road was sworn. Mr. Haggan noted that he is a longtime Readington resident and owns the gas station across the street. He expressed his support for the proposal and feels it will help the economy and bring the community together.

Adam Ostroski of 132 Cole Road was sworn and expressed support for the application and feels it would be a positive addition to the community.

Jonathan Wilkinson of 5 Wren Lane was sworn and expressed his support of this business proposal and feels it will be a great addition to the community.

Terry DiVite of 42 Anderson Road was sworn and noted that the buffer is not the same in the winter.

Mr. Gruenberg provided closing comments and the Board deliberated.

Mr. Mueller moved, and Ms. Filler seconded, a motion to approve the application for Readington Brewery LLC with the conditions discussed. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese						X		
Allen			X					
Cook								
Filler		X	X					
Heller			X					
John			X					
Mueller	X		X					
Duffy			X					
Monaco			X					
Rohrbach			X					

It was noted that Mr. Cook was present but not audible.

OTHER BUSINESS

Ordinance Referral

Ordinance #24-2020

An Ordinance of the Township of Readington Amending Ordinance#15-2020 Adopted on May 4, 2020 Entitled "An Ordinance to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" to Create a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing-2 District (MFAH-2)

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #24-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese						X		
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach								

ADJOURNMENT

Mr. Mueller moved, and Ms. Duffy seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary